079.0	0003	0006.0	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	2,799,200	/	2,799,200
USE VALUE:	2,799,200	/	2,799,200
ASSESSED:	2,799,200	/	2,799,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		BRATTLE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOSTALGIA PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	39 BRIGHTON AVE
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02134 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON ELBRIDGE S JR TR -
Owner 2:	-
Street 1:	50 GROVE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .449 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1965, having primarily Brick Exterior and 12600 Square Feet, with 20 Units, 20 Baths, 0 3/4 Bath, 0 HalfBath, 56 Rooms, and 28 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	19545.000	1,516,800	12,400	1,270,000	2,799,200
Total Card	0.449	1,516,800	12,400	1,270,000	2,799,200
Total Parcel	0.449	1,516,800	12,400	1,270,000	2,799,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 222.16 | /Parcel: 222.16

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 49254

GIS Ref:

GIS Ref:

Insp Date: 10/02/18

!6456!

PREVIOUS ASSESSMENT

Parcel ID: 079.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	1,516,800	12400	19,545.	1,270,000	2,799,200		Year end	12/23/2021
2021	112	FV	1,516,800	12400	19,545.	1,210,000	2,739,200		Year End Roll	12/10/2020
2020	112	FV	1,451,300	12400	19,545.	1,100,000	2,563,700	2,563,700	Year End Roll	12/18/2019
2019	112	FV	1,205,400	12900	19,545.	1,100,000	2,318,300	2,318,300	Year End Roll	1/3/2019
2018	112	FV	1,205,400	12900	19,545.	1,100,000	2,318,300	2,318,300	Year End Roll	12/20/2017
2017	112	FV	1,041,500	12900	19,545.	900,000	1,954,400	1,954,400	Year End Roll	1/3/2017
2016	112	FV	1,041,500	12900	19,545.	900,000	1,954,400	1,954,400	Year End	1/4/2016
2015	112	FV	918,600	13300	19,545.	760,000	1,691,900	1,691,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:56:43

LAST REV

Date	Time
07/19/19	11:09:42
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6456

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON ELBRIDG	1394-36		12/20/2010	Mult Lots	41,200,000	No	No		
	10934-488		9/15/1965			No	No		N

USER DEFINED

Prior Id # 1:	49254
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2019	I & E Return	MM	Mary M
10/2/2018	MEAS&NOTICE	PH	Patrick H
4/11/2016	I & E Return	EMK	Ellen K
2/19/2009	Meas/Inspect	197	PATRIOT
11/10/2000	Hearing N/C		
1/12/2000	Meas/Inspect	243	PATRIOT
10/21/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		19545		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		20		No. of Un	Site		0	63,500.	1.00	AA									1,270,000						1,270,000	

Total AC/HA:	0.44869	Total SF/SM:	19545	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc	APT AVG	Total:	1,270,000	Spl Credit		Total:	1,270,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	20	Total:	20
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	20	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	20	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.91666663
Const Adj.:	1.02317035
Adj $ / SQ:	157.568
Other Features:	200000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2166924
Depreciation:	650077
Depreciated Total:	1516847

COMMENTS

GALLEY KITCHENS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	12	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	56	BRs:	28	Baths:	20	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

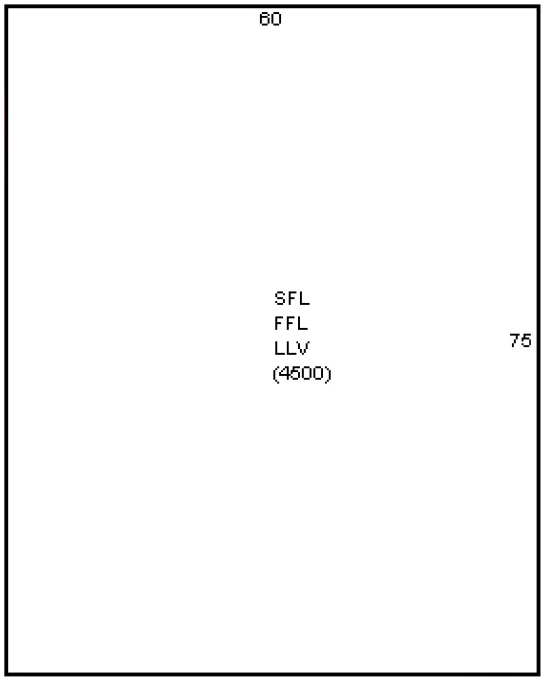
No Unit	RMS	BRS	FL
12	2	1	M
8	4	2	M
Totals			
20	56	28	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	157.57
Special Features:	0	Val/Su Net:	112.36
Final Total:	1516800	Val/Su SzAd	168.53

SKETCH



11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,500	157.570	709,057
LLV	Lower Level	4,500	121.960	548,810
SFL	Second Floor	4,500	157.570	709,057
	Net Sketched Area:	13,500	Total:	1,966,924
Size Ad	9000	Gross Area	13500	FinArea 12600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

079.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	8000	A	AV	1985	2.13	T	27.2	112			12,400			12,400

More: N | Total Yard Items: 12,400 | Total Special Featues: | Total: 12,400

IMAGE

AssessPro Patriot Properties, Inc